

AUTERI PAUL
2034 RUSSELL RD
FERNANDINA BEACH, FL 32034

00-00-30-0080-0005-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10011CLAY TILE 5014CARPET 5003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001. 1. 1000 10000NONE 100

Quality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA02NEIGHBORHOOD/LOC2020.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,62010020201,620169,683FOP60030202018018,853

TOTALS2,2201,800188,536

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

20500FP-PRE FAB010001.00UT3,500.003,500.0010020242020983,430

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100RSF-290.00250.0090.00FF1.001.001.002,150.002,150.00193,500

2000100CRES100RSF-290.00250.0090.00FF1.001.001.002,150.002,150.00193,500

REVIEW DATE07/25/2024BYKBA

Total Acres: 0.00Total Land Value: 387,000Market: 0Agricultural: 0Common: 387,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0200011,800112.5000106.88192,38420202020002.0098.00

2 SFR MODULR100% - 2024Heated Area: 1620HX Base Yr 2024

BAS2020FOP2020

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE255,968TOTAL MARKET OB/XF VALUE3,430TOTAL LAND VALUE - MARKET387,000TOTAL MARKET VALUE646,398SOH/AGL Deduction203,594ASSESSED VALUE442,804TOTAL EXEMPTION VALUEHX HB WR56,411BASE TAXABLE VALUE386,393TOTAL JUST VALUE646,398NCON VALUE50,058INCOME VALUEPREVIOUS YEAR MKT VALUE562,396

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSNCDSALE PRICE2590/11799/14/2022WDQI01474,900GRANTOR: KNIGHT RICHARD P & REGRANTEE: AUTERI PAUL & MARJO2450/19724/05/2021QCUV1132,500GRANTOR: NIX BILLY JGRANTEE: KNIGHT RICHARD P &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W60 S27 FOP=[YR=2020] S10 E60 N10 W60 \$ E60 N27 \$.

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